

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49156

Property Information

property address: 1309 S TEXAS AVE
legal description: WINTER, BLOCK 5, LOT 5 (PT OF)
owner name/address: WHB, LLC
% JERRY HALSEY JR
P O BOX 19129
JONESBORO, AR 72402
full business name: Surplus Warehouse
land use category: comm/retail type of business: discount home improvement
current zoning: C-3 occupancy status: occupied
lot area (square feet): 72745 frontage along Texas Avenue (feet): 235
lot depth (feet): 290 sq. footage of building: 34254
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 20 # of stories: 1
type of buildings (specify): steel
building/site condition: 4
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front setback too close
approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) chain link fence in back
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 11 striped
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 9x18 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: fair
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: trees & sm. shrubs

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

